

Services	VIP 18% inc VAT (15% + VAT)	MANAGED* 14.4% inc VAT (12% + VAT)	RENT COLLECTION* 10.8% inc VAT (9% + VAT)	TENANT FIND ONLY** 90% inc VAT (75% + VAT)
Rental valuation and advice on achieving maximum price	✓	✓	✓	✓
Preparing the property for marketing inc photographs and property details	✓	✓	✓	✓
Marketing the property on all main property portals, social media and to our database	✓	✓	✓	✓
Fully vetted enquiries and accompanied viewings	✓	✓	✓	✓
Taking holding deposit, Right to Rent checks, and enhanced referencing	✓	✓	✓	✓
Preparing tenancy agreement	✓	✓	✓	✓
Collecting first month's rent and deposit	✓	✓	✓	✓
Advising utility companies and local council of change of tenant	✓	✓	✓	✗
Registering deposit and providing Prescribed Information	✓	✓	✓	✗
Arranging safety certificates and renewals as required	✓	✓	✓	✗
Arranging Schedule of Condition/Inventory and Check Out	✓	✓	✓	✗
Rent collection and monthly statement	✓	✓	✓	✗
Serving of statutory notices (additional charge may apply)	✓	✓	✓	✗
Dealing with any deposit deductions and disputes	✓	✓	✓	✗
Arrears management	✓	✓	✓	✗
Tenancy renewals (additional charge applies)	✓	✓	✓	✗
Annual statement of account	✓	✓	✓	✗
Key holding	✓	✓	✗	✗
Property inspections	✓	✓	✗	✗
Access to PropertyFile	✓	✓	✗	✗
Tenant 24/7 maintenance reporting system	✓	✓	✗	✗
Dedicated Property Management team	✓	✓	✗	✗
Triage and prompt maintenance handling	✓	✓	✗	✗
Free tenancy renewals and rent reviews	✓	✗	✗	✗
Extra property inspection per annum	✓	✗	✗	✗
Rent guarantee and Legal Protection included	✓	✗	✗	✗

*Managed and Rent Collection service is subject to a set up fee of £354 inc VAT (£295 + VAT) (VIP is not subject to set up fee)

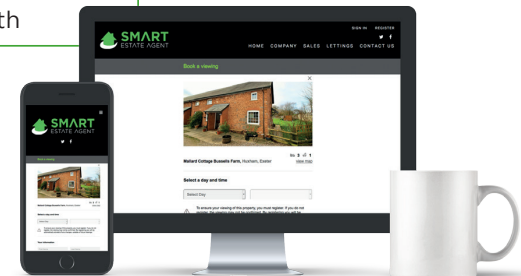
** Subject to a minimum fee of £600 inc VAT (£500 + VAT)

Schedule of Fees

Re-let fee (including tenancy agreement)	£354.00 (£295+VAT)
Tenancy renewal fee	£114.00 (£95+VAT)
Rent review and serving Section 13	£114.00 (£95 + VAT)
Registering deposit (Tenant Find Only)*	£150.00 (£125 + VAT)
Serving of statutory notices for vacant possession	£120.00 (£100 + VAT)
Key cutting from	£8.00 per key (£6.67+VAT)
Adhoc property inspection	£90.00 (£75 + VAT)
Reference/admin charge for 3 or more applicants per applicant	£114.00 (£95 + VAT)
Buy to let service	2% + VAT of purchase price
Sell to Landlord service	1% + VAT of sale price
HHSRS report	£360 (£300 + VAT)
Key holding service (Tenant Find Only)	£10 per key per month

*There may be further charges for subsequent management of disputes and adjudication

www.smartestateagent.co.uk



*Prices subject to VAT